



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Chaffey Short Plat

Proposal Address: 1026 89th Ave NE

Proposal Description: Preliminary Short Plat approval to subdivide an existing parcel into two single-family lots within the R-3.5 zoning district.

File Number: 20-123369-LN

Applicant: James Kerby

Decisions Included: Preliminary Short Plat (Process II)

Planner: Richard Hansen, Assistant Planner

State Environmental Policy Act Threshold Determination: **Exempt**

Department Decision: **Approval with Conditions**

Richard Hansen, Assistant Planner
Development Services Department

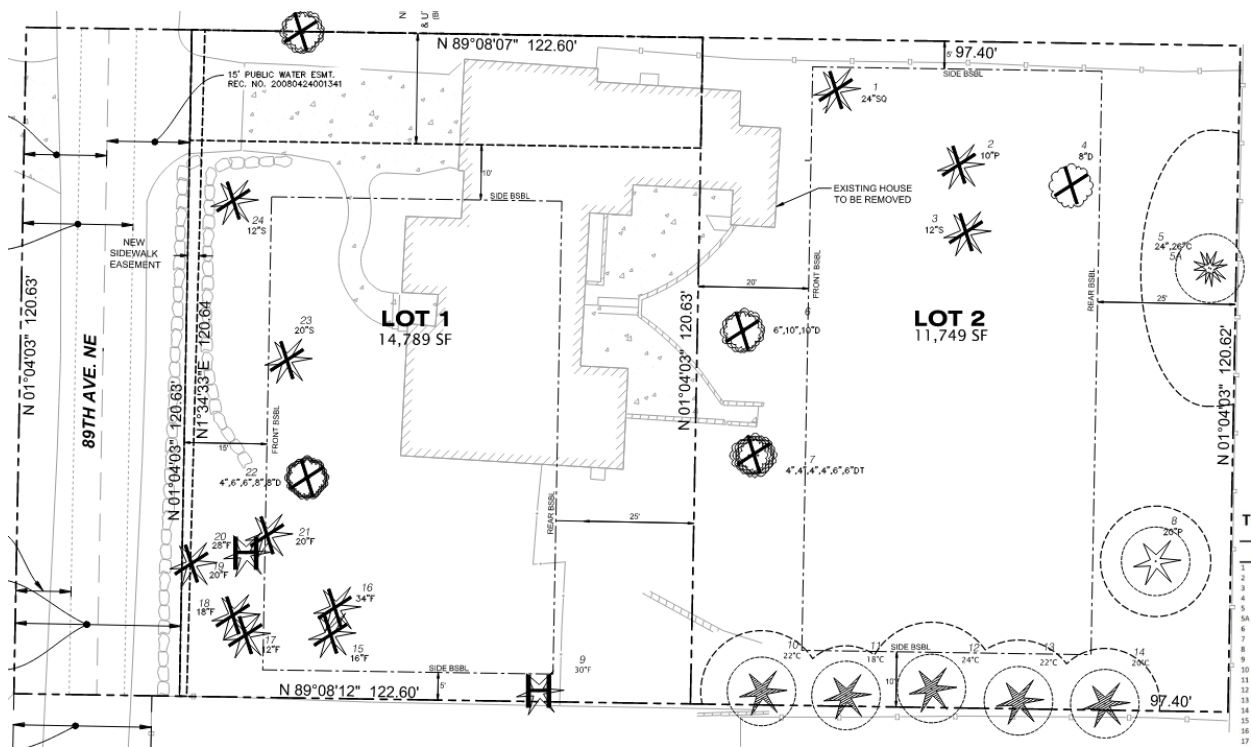
Application Date: December 17, 2020
Notice of Application: February 4, 2021
Minimum Comment Period: February 18, 2021 (14 days)
Decision Publication Date: October 14, 2021
Appeal Deadline: October 28, 2021

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide an existing parcel (26,538 square feet) into two single-family lots (14,789 and 11,749 square feet). The site is zoned R-3.5 (a single-family zoning district) and is located within the North Bellevue Subarea. The minimum lot size in R-3.5 zoning district is 10,000 square feet. The site contains an existing single-family home that will be removed as part of the proposal. Access to the two lots will be from 89th Ave NE using a shared driveway. An access easement will be located at the north of Lot 1 for the shared driveway access to Lot 2.

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is located within an existing single-family neighborhood. The site is bordered by single-family dwellings to the north, south and east, and 89th Avenue NE to the west. There are also single-family dwellings on the other side of 89th Avenue NE. The property is zoned R-3.5 and has a Comprehensive Plan designation of Single-Family Medium Density. The site contains several significant trees comprised mainly of fir, cedar, pine, spruce and deciduous species. The topography of the site slopes moderately downward from east to west. The site contains no Critical Areas as defined under LUC 20.25H.

Figure 2 – Aerial Photograph

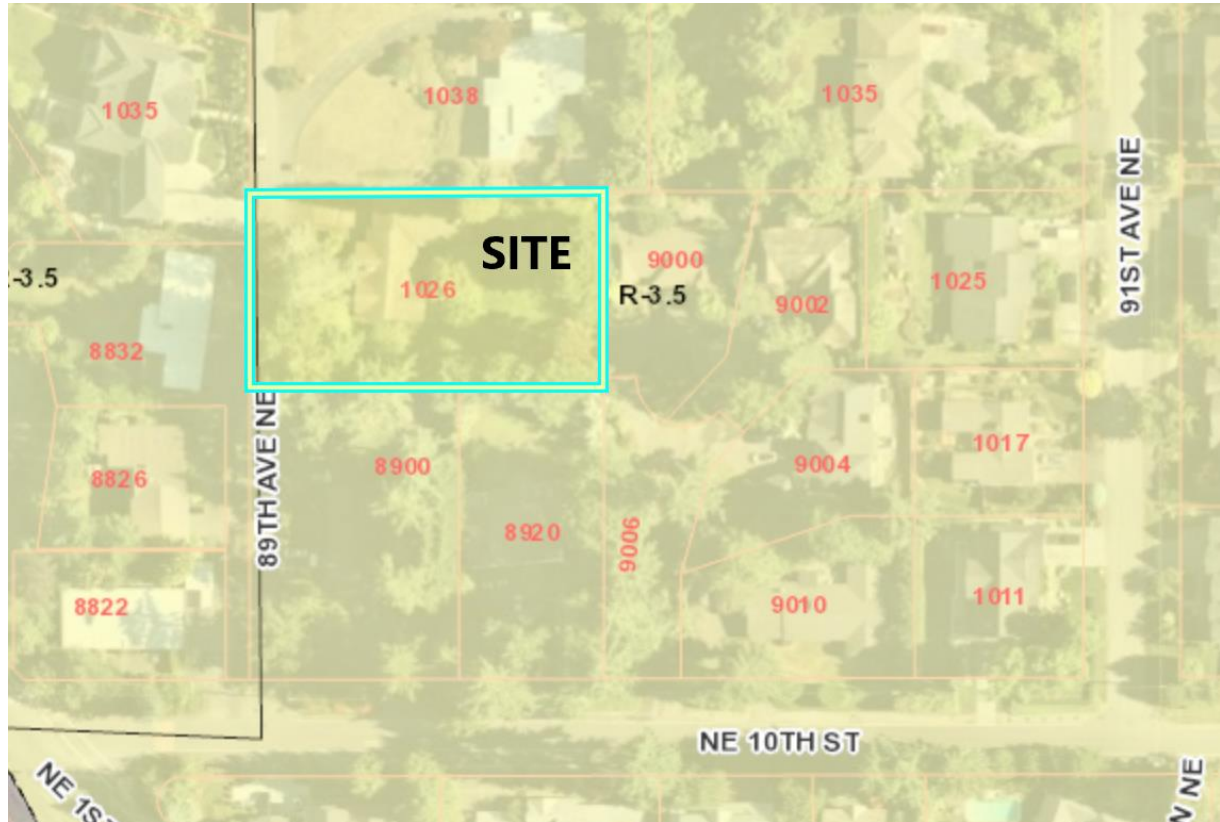


III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The site and surrounding properties are located in the R-3.5 single-family zoning district. The two lots proposed with this short plat application are permitted within the R-3.5 land use district. Refer to Table 1 of Section III.B for discussion of dimensional requirements.

Figure 3 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

| <u>BASIC INFORMATION</u> | | |
|---|---|--|
| Zoning District | R-3.5 North Bellevue Subarea Comprehensive Plan Designation: Single-Family Medium | |
| Gross Site Area | 26,538 square feet | |
| ITEM | REQ'D/ALLOWED | PROPOSED |
| Minimum Lot Area | 10,000 Square Feet | Lot 1: 14,789 Square Feet Lot 2: 11,749 Square Feet |
| Minimum Lot Width | 70 Feet | Lot 1: 120 Feet (approx.) Lot 2: 120 Feet (approx.) |
| Minimum Lot Depth | 80 Feet | Lot 1: 122 Feet (approx.) Lot 2: 97 Feet (approx.) |
| Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards | 20 Feet 25 Feet 5 Feet 15 Feet | All existing structures to be removed as part of proposal. |
| Access Easement | 10 Feet from easement | 10 Feet |

| Setbacks | | |
|----------------|--|--|
| Tree Retention | Retention of 30% of existing DBH inches. Existing DBH: 498 inches Required retention: 149.4 inches | 176 inches are proposed to be retained = 35% Tree protection and limitations on disturbance within driplines will be required during any construction activity. |

Refer to Conditions of Approval regarding tree protection and tree retention in Section X of this report.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas and are less than an acre in size are exempt from SEPA review pursuant to WAC 197-11-800(6), BCC 22.02.032.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

Surface Water

The project will be required to mitigate for minimum requirements 1-9 from the Department of Ecology. The applicant has proposed to connect to the storm system in 89th Ave NE in the front of Lot 1 to meet the requirements. The site will also make use of a pop-up emitter and a dispersal strip on the South end of the driveway for Lot 1.

Water

The water supply for this project will connect to City of Bellevue owned water mains located in 89th Ave NE. One new tap is proposed on 89th Ave NE to serve Lot 2.

Sewer

Sewer service will be provided by a new sewer tap for Lot 2 from the existing main sewer on 89th Ave NE. A sewer easement will be required, and access granted to Lot 2 from Lot 1. Lot 1 will use the existing sewer tap to connect the new house.

Refer to Conditions of Approval regarding Utilities conceptual approval in Section X of this report.

B. Fire Department Review

The preliminary short plat application has been reviewed and no further fire revisions are needed at this time.

C. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code

(BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

The proposed two lot short plat is comprised of an existing lot on the east side of the private 89th Avenue NE, north of NE 10th Street, which has one existing single-family home taking access from NE 10th Street via a single-family driveway off of 89th Avenue NE. NE 10th Street is a two-lane road classified as a local street, and 89th Avenue NE is a two-lane private road. Access for the short plat will be via a new joint use driveway off of 89th Avenue NE. No other access connection to city right-of-way is authorized. The joint use driveway must be a minimum of 16 feet wide and be built per the Transportation Design Manual Standard Drawings. The 89th Avenue NE private road must be reconstructed to be 20 feet wide along the short plat frontage, and be built per Transportation Design Manual Standard Drawings.

Pedestrian access to the site will be provided by a new 5-foot-wide sidewalk constructed along the east side of the 89th Avenue NE private road.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

The The Chaffey short plat is located on the east side of the private 89th Avenue NE, north of NE 10th Street, which has one existing single-family home taking access from NE 10th Street via a single-family driveway off of 89th Avenue NE. The lot is bordered by single family lots to the north, south, west, and east. There is currently a 16-foot-wide private road along the project frontage. The lot currently has a 20-foot-wide single-family driveway on the 89th Avenue NE frontage. The private road is required to be reconstructed to be 20-feet wide and meet City of Bellevue standards, and a joint use driveway will replace the existing single-family driveway. A new minimum 5-foot-wide sidewalk will be required on the east side of 89th Avenue NE to provide pedestrian access to the site.

Private road improvements will be required, and shall include:

89th Avenue NE

- Widen the existing pavement on 89th Avenue NE to a minimum of 20-feet-wide for the length of the project frontage per Bellevue standards.
- Install curb and gutter per Bellevue standards.
- Construct a minimum 16-foot-wide joint use driveway per Bellevue standards.
- Install a minimum 5-foot-wide sidewalk per Bellevue standards along the east side of 89th Avenue NE for the length of the project frontage.
- Provide a minimum 25-foot access easement for the private road improvements.
- Sight distance requirements must be met per BCC 14.60.240 at the driveway.

The design of the improvements and the final engineering plans showing those improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, NE 10th Street is classified as "Grind/Overlay Required". Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet per standard drawing RC-200-1.

Sight Distance

The driveway access shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Chaffey Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the

transportation impact fee and the project site improvements.

Refer to Conditions of Approval regarding Right of Way Use Permits, off-street parking, engineering plans, sight distance, pavement restoration, infrastructure improvements, and access design and maintenance in Section X of this report.

D. Clearing and Grading Review

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of the preliminary short plat application. Approval of this preliminary short plat application does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

Refer to Conditions of Approval regarding Clear and Grading permits and seasonal restrictions in Section X of this report.

VI. PUBLIC COMMENT

The City notified the public of this proposal on February 4, 2021, with mailed notice and publication in the Weekly Permit Bulletin and The Seattle Times. A public information sign was also installed on the site the same day. The City received four written public comments regarding the proposal. The comments were all from neighboring property owners and noted that previous construction had blocked access to their homes along the private road (89th Avenue NE). The comments requested that any associated construction equipment does not block access along the road and that any resulting damages to the road are subsequently repaired by the developer.

VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

The original design was revised to ensure adequate access to the site and adjacent properties, as well as to ensure tree retention was being met for the site per LUC 20.20.900.

VIII. DECISION CRITERIA:

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Finding: City codes ensure public health, safety, and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. In addition, construction noise is expected during the construction period; however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites.

- 2. The public interest is served by the short subdivision.**

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

3. **The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Finding: The preliminary short plat considers the physical characteristics of the site by adequately responding to the existing topography, which slopes moderately downward from east to west, as well as the trees on site.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Finding: Refer to Section III.B of this report for dimensional requirements. As conditioned, the proposal complies with the Land Use Code requirements for the R-3.5 land use district, the Utility Code and the City of Bellevue Development Standards.

All lots shown can be developed, without the need for a variance, in accordance with the City of Bellevue Land Use Code requirements, including the R-3.5 land use district dimensional requirements.

5. **The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

Finding: The site is located within the North Bellevue Subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property, consistent with the R-3.5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-Wide and for this Subarea, including the following:

The proposal will protect the subarea from more intense uses and ensure that the subarea remains an area of residential neighborhoods (S-NB-1). The proposal will also protect and preserve natural vegetation to provide buffers between land uses (S-NB-6).

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

Finding: As conditioned, each lot can reasonably be developed to current R-3.5 dimensional standards without requiring a variance. Existing structures over 30 inches within the proposed setbacks will be required to be removed as part of the proposal. **Refer to Conditions of Approval regarding the variance and demolition restrictions in Section X of this report.**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, necessary sidewalk easements, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section X of this report.**

IX. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department (DSD) does hereby **APPROVE** the Chaffey Preliminary Short Plat WITH CONDITIONS.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

X. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

| Applicable Codes, Standards & Ordinances | Contact Person |
|---|------------------------------------|
| Clearing & Grading Code – BCC 23.76 | Janney Gwo, (425) 452-6190 |
| Construction Codes – BCC Title 23 | Building Divisions, (425) 452-6864 |
| Fire Code – BCC 23.11 | David Ridley, (425) 452-6935 |
| Land Use Code – BCC Title 20 | Richard Hansen, (425) 452-2739 |
| Noise Control – BCC 9.18 | Richard Hansen, (425) 452-2739 |
| Transportation Develop. Code – BCC 14.60 | Ian Nisbet, (425) 452-4851 |
| Traffic Standards Code 14.10 | Ian Nisbet, (425) 452-4851 |
| Right-of-Way Use Code 14.30 | Tim Stever, (425) 452-4294 |
| Utility Code – BCC Title 24 | Jason Felgar, (425) 452-7851 |

A. GENERAL CONDITIONS:

1. Clearing and Grading Permit

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of this land use application. This approval does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before plat construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

Authority: Clearing and Grading Code 23.76.035
Reviewer: Janney Gwo, Development Services Department, Clearing and Grading Section

2. Seasonal Clearing and Grading Restrictions

The clearing and grading code defines the rainy season as October 1st through April 30th. The Development Services Department may grant approval to initiate or continue clearing or grading activity during the rainy season. Any approval will be based on site and project conditions, extent and quality of the erosion and sedimentation control, and the project's track record at controlling erosion and sedimentation.

Authority: Clearing and Grading Code 23.76
Reviewer: Janney Gwo, Development Services Department, Clearing and Grading Division

3. Utilities - Conceptual Approval

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Side sewer permits (UA) will be required for the sewer connections. Water meter permits (UC) will be required for the new and upgraded meters.

Authority: Bellevue City Code Title 24.02, 24.04, 24.06
Reviewer: Jason Felgar, Utilities Department

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

4. Right of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all

times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation Department

4. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of clearing and grading, building, foundation, or demolition permits.

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation Department

5. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road and shared driveway, the connection to 89th Avenue NE and NE 10th Street, pavement restoration in 89th Avenue NE and NE 10th Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

89th Avenue NE:

- Widen the existing pavement on 89th Avenue NE to a minimum of 20-feet-wide for the length of the project frontage per Bellevue standards.
- Install curb and gutter per Bellevue standards.
- Construct a minimum 16-foot-wide joint use driveway per Bellevue standards.
- Install a minimum 5-foot-wide sidewalk per Bellevue standards along the east side of 89th Avenue NE for the length of the project frontage.
- Provide a minimum 25-foot access easement for the private road improvements.
- Sight distance requirements must be met per BCC 14.60.240 at the driveway.

Miscellaneous:

- Landings on sloping approaches in driveways are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must

be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

Authority: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual; Americans with Disabilities Act.
Reviewer: Ian Nisbet, Transportation Department

6. Sight Distance

The proposed driveway access onto 89th Avenue NE shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access point on 89th Avenue NE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set

Authority: Bellevue City Code 14.60.240 and 14.60.240
Reviewer: Ian Nisbet, Transportation Department

7. Pavement Restoration

The city's pavement manager has determined that this segment of NE 10th Street will require grind and overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans

Authority: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
Reviewer: Ian Nisbet, Transportation Department

8. Tree Protection

To minimize impacts to trees to be retained during construction the applicant shall do

the following:

A. Clearing limits shall be established for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.

B. No excavation, clearing, or soil placement should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

Authority: Bellevue City Code 23.76.060

Reviewer: Richard Hansen, Development Services Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

Authority: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

Reviewer: Ian Nisbet, Transportation Department

2. Access Design and Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair of the joint use driveway. Also, the final Subdivision map must include a note that specifies that the joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

Authority: Bellevue City Code 14.60.130

Reviewer: Ian Nisbet, Transportation Department

3. Tree Preservation Plan

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar. The Tree Preservation Plan must contain the following note:

“Tree Preservation Plan”:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

During future home construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

Authority: Land Use Code 20.20.520.E, LUC 20.20.900

Reviewer: Richard Hansen, Development Services Department

3. Demolition of existing structures within proposed setbacks

All existing structures within required minimum structure setbacks must be removed prior to approval of the final short plat. The applicant shall apply for a building permit to remove the structures.

Authority: Land Use Code 20.20.010, 20.45B.130.A.6

Reviewer: Richard Hansen, Development Services Department

4. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

“Variance restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.”

Authority: Land Use Code 20.45B.130.A.6

Reviewer: Richard Hansen, Development Services Department

CHAFFEY PRELIMINARY SHORT PLAT

SE 1/4, SW 1/4, SECTION 30, TOWNSHIP 25 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

REVISED JULY 2021

LEGAL DESCRIPTION

LOTS 11, 12, 13 AND 14 AND THE WEST 81 FEET OF LOTS 27, 28, 29 AND 30, BLOCK 3, KENWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE PORTION OF VACATED HAWLEY AVENUE ADJOINING SAID LOTS 11, 12, 13 AND 14;

ALSO, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF VACATED HAWLEY STREET ADJOINING LOTS 15 TO 20, INCLUSIVE, OF SAID BLOCK 3;

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

SITE DATA

| | |
|--------------------------|--|
| SITE LOCATION: | 1026 89th AVE. NE |
| TAX PARCEL: | 3835500460 |
| TOTAL SITE AREA: | 25,538 SQUARE FEET (0.60 ACRES) |
| NUMBER OF LOTS PROPOSED: | 2 |
| ZONING: | R-3.5 |
| EXISTING USE: | SINGLE FAMILY HOMESITE |
| PROPOSED USE: | SINGLE FAMILY RESIDENTIAL |
| SEWER / WATER: | CITY OF BELLEVUE |
| POWER / GAS: | PUGET SOUND ENERGY |
| TELEPHONE: | COMCAST / FRONTIER |
| CABLE: | COMCAST / VERIZON |
| FIRE DISTRICT: | BELLEVUE |
| SCHOOL DISTRICT: | BELLEVUE |
| OWNER: | CHAFFEY CUSTOM CONSTRUCTION 915 118th AVE. SE, SUITE 325 BELLEVUE, WA 98005 TODD JACOB (425) 452-1800 TODD@CHAFFEYCONSTRUCTION.COM |
| SURVEYOR: | AXIS SURVEY & MAPPING 15241 NE 90th STREET REDMOND, WA 98052 (425) 823-5700 |
| ENGINEER : | GOLDSMITH (LAND DEVELOPMENT SERVICES) MARK BARBER, P.E. 1215 114TH AVENUE SE BELLEVUE, WA 98004 (425) 462-1080 MBARBER@GOLDSMITHENGINEERING.COM |



VICINITY MAP
N.T.S.

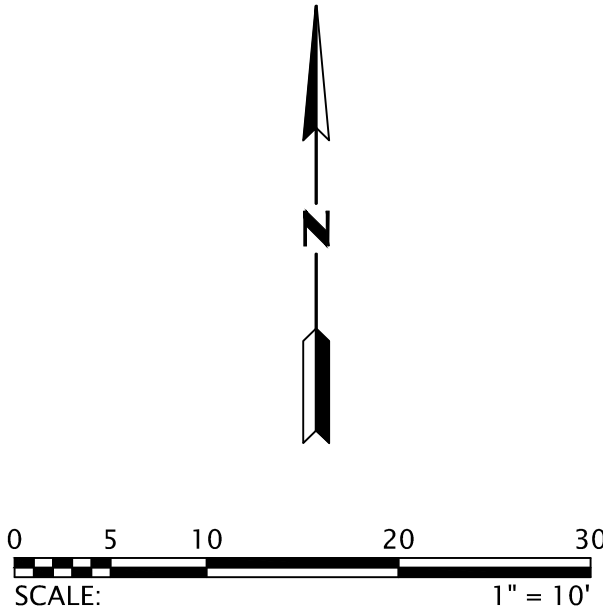
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2

TREE LEGEND

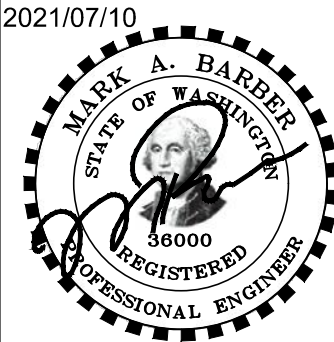
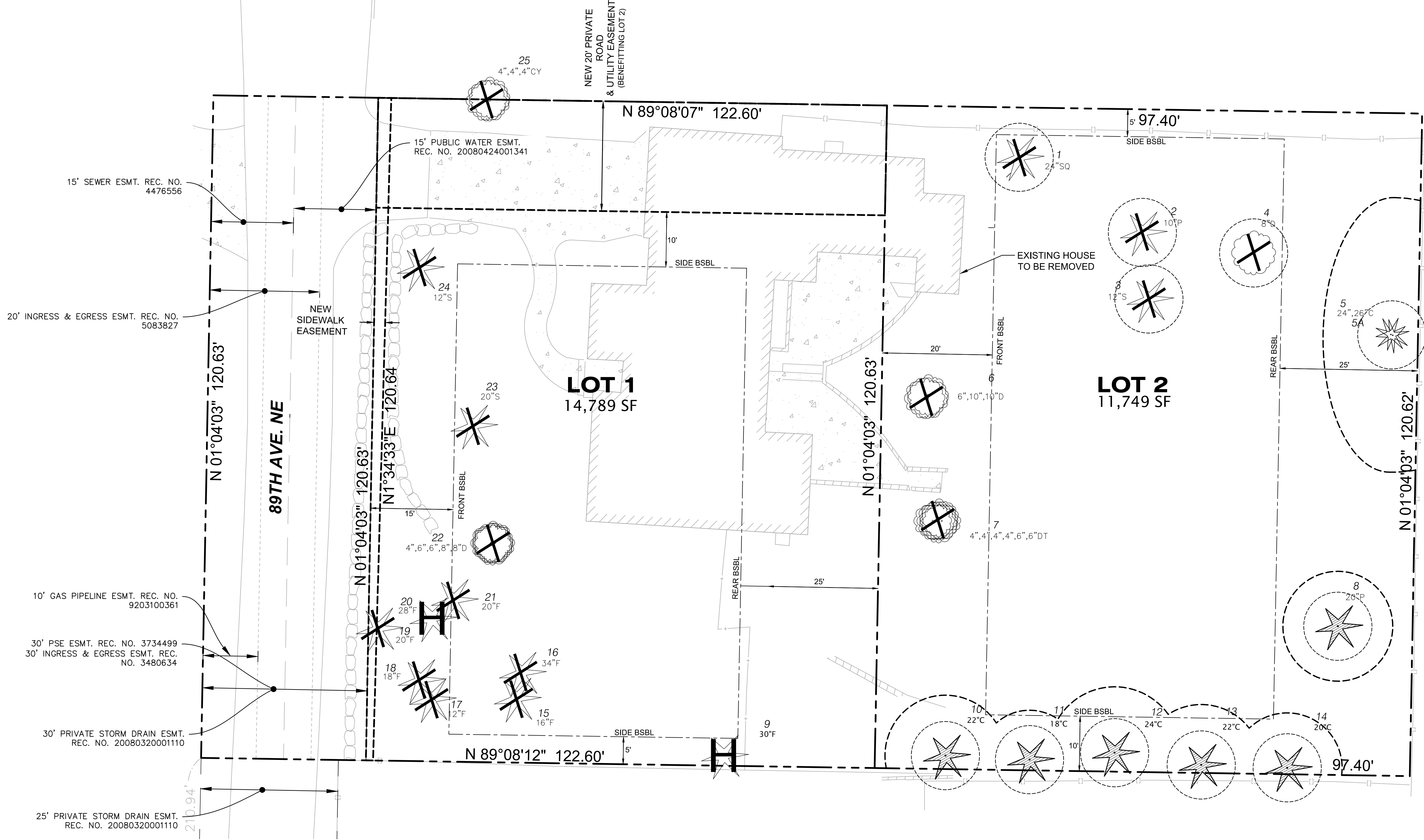
- TREE TO BE RETAINED
- POTENTIALLY IMPACTED RETAINED TREE
- TREE TO BE REMOVED
- HAZARD TREE
- RETAINED TREE DRIPLINE
- TREE PROTECTION ZONE (TPZ)



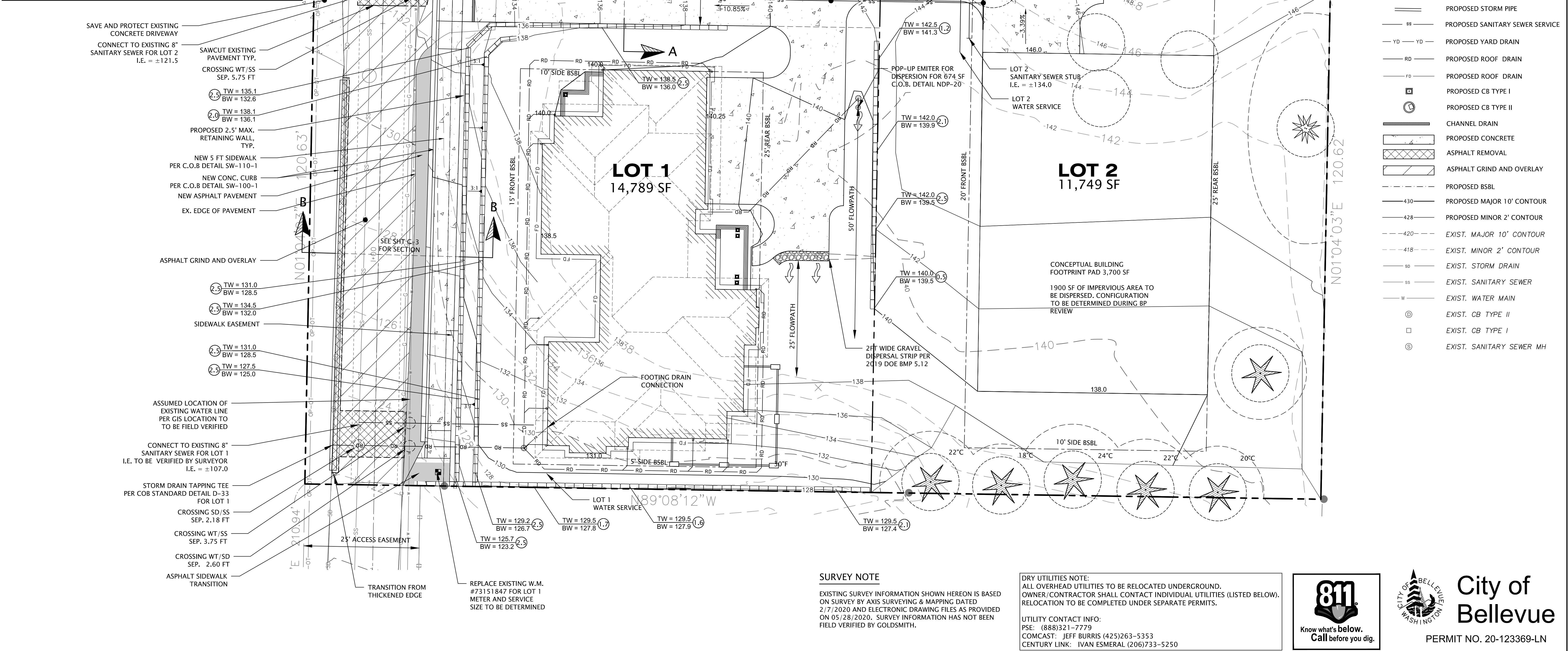
Tree Retention Summary

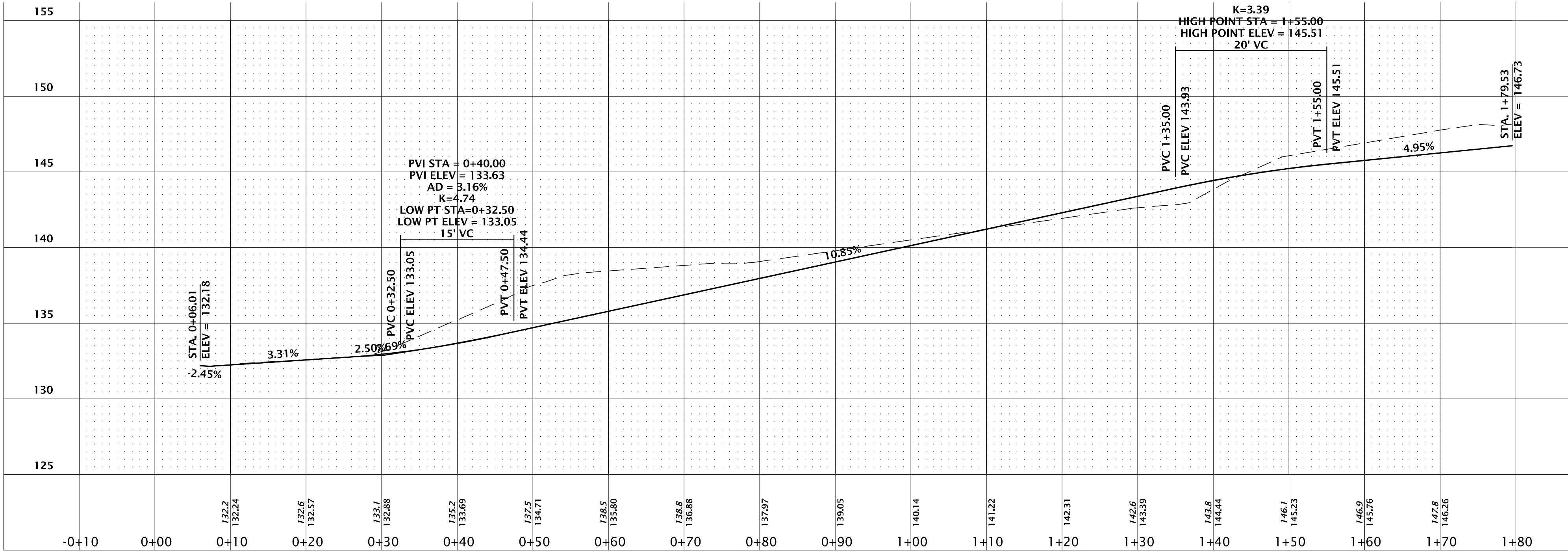
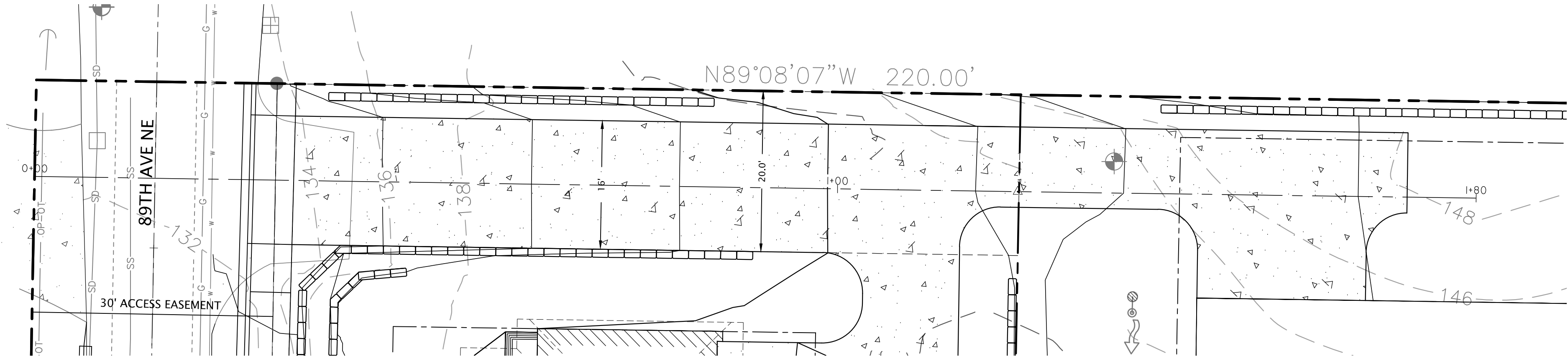
| Tree Number | Tree Type | Retained Diam. Inches | Removed Diam. Inches | Total Tree Inches | Notes |
|-------------|-----------|-----------------------|----------------------|-------------------|---------------------------------|
| 1 | Sequoia | | 24 | 24 | |
| 2 | Pine | | 10 | 10 | |
| 3 | Spruce | | 12 | 12 | |
| 4 | Deciduous | | 8 | 8 | |
| 5 | Deciduous | 24 | | 24 | |
| 5A | Deciduous | 26 | | 26 | |
| 6 | Deciduous | | 26 | 26 | Multi Leader 6", 10", 10" |
| 7 | Deciduous | | | 0 | Multi Leader - Not Significant |
| 8 | Pine | 20 | | 20 | |
| 9 | Fir | | 30 | 30 | Hazardous Tree |
| 10 | Cedar | 22 | | 22 | |
| 11 | Cedar | 18 | | 18 | |
| 12 | Cedar | 24 | | 24 | |
| 13 | Cedar | 22 | | 22 | |
| 14 | Cedar | 20 | | 20 | |
| 15 | Fir | | 16 | 16 | |
| 16 | Fir | | 34 | 34 | |
| 17 | Fir | | 12 | 12 | |
| 18 | Fir | | 18 | 18 | |
| 19 | Fir | | 20 | 20 | |
| 20 | Fir | | 28 | 28 | Hazardous Tree |
| 21 | Fir | | 20 | 20 | |
| 22 | Deciduous | | 32 | 32 | Multi Leader 4", 6", 6", 8", 8" |
| 23 | Spruce | | 20 | 20 | |
| 24 | Spruce | | 12 | 12 | |
| 25 | Cypress | | 0 | 0 | Multi Leader - Not Significant |
| Total | | 176 | 322 | 498 | |

| | |
|--------------------------|-----------|
| Total Tree Inches | 498 |
| Total Hazardous Trees | 58 |
| Total Viable Tree Inches | 440 |
| Required Tree Retention | 149.4 30% |
| Total Retained Trees | 176.0 35% |



| Proposed Hardscape / Impervious Areas | | | |
|--|----------------|--------------------|-------|
| | Hardscape (SF) | Effective Imp (sf) | ac. |
| Lot 1 Area | 14,789 | 14,789 | 0.340 |
| Max. Effective Imp. Area Allowed (45%) | 6,655 | 6,655 | 0.153 |
| Existing Asphalt | 1,964 | 1,964 | 0.045 |
| Existing Concrete | 139 | 139 | 0.003 |
| New Road Asphalt (Widening) | 505 | 505 | 0.012 |
| New Sidewalk | 623 | 623 | 0.014 |
| Proposed Driveway | 1,407 | 1,407 | 0.032 |
| Proposed Driveway Dispersed (50% EIA) | 1,116 | 558 | 0.013 |
| Proposed Roof | 3,079 | 3,079 | 0.071 |
| Proposed Roof Dispersed (50%) | 674 | 337 | 0.008 |
| Total Lot 1 Proposed Impervious | 9,507 | 8,612 | 0.198 |
| Pervious Area | 5,282 | 6,177 | 0.142 |
| Lot 2 | 11,749 | 11,749 | 0.270 |
| Max. Effective Imp. Area Allowed (45%) | 5,287 | 5,287 | 0.121 |
| Proposed Driveway | 726 | 726 | 0.017 |
| Proposed Roof | 1,800 | 1,800 | 0.041 |
| Proposed Roof Dispersed (50% EIA) | 1,900 | 950 | 0.022 |
| Total Lot 2 Proposed Impervious | 4,426 | 3,476 | 0.080 |
| Pervious Area | 7,323 | 8,273 | 0.190 |
| TOTAL SITE IMPERVIOUS | 13,933 | 12,088 | 0.278 |
| TOTAL EX. IMP. TO REMAIN | 2,103 | 2,103 | 0.048 |
| TOTAL NEW AND REPLACED | 11,830 | 9,985 | 0.229 |
| TOTAL SITE PERVIOUS | 12,605 | 14,450 | 0.332 |

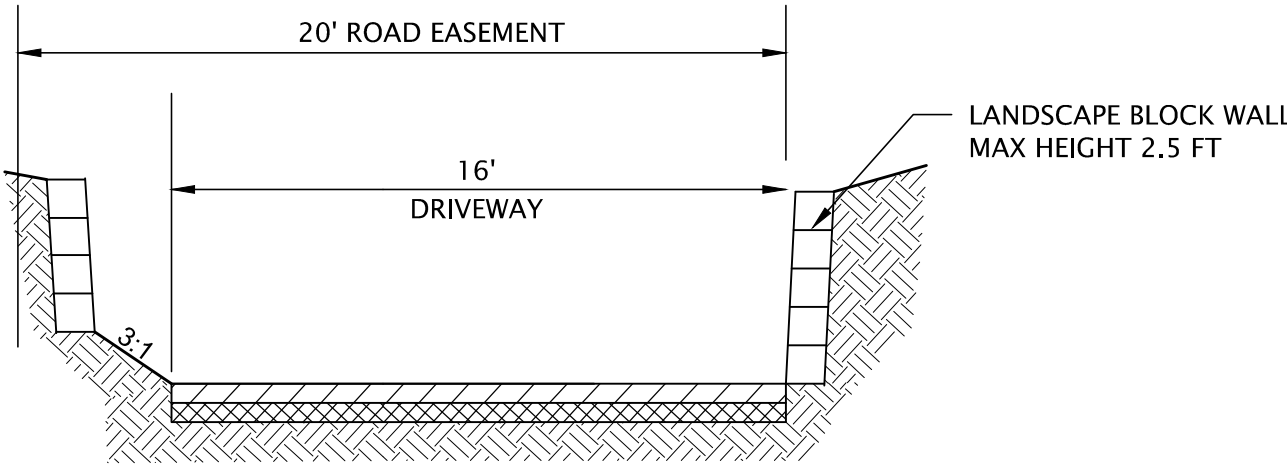




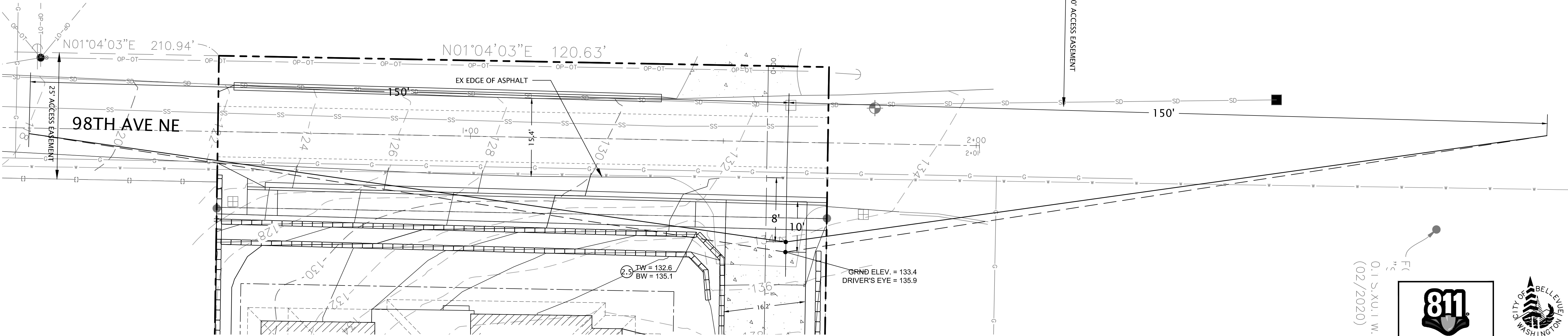
DRIVEWAY - PROFILE
SCALE: 1" = 10' HORIZ.
1" = 5' VERT.



MAILBOX PLAN
NTS



SECTION A-A
SHARED DRIVEWAY
Horz: 1"=5'
Vert: 1"=2.5'



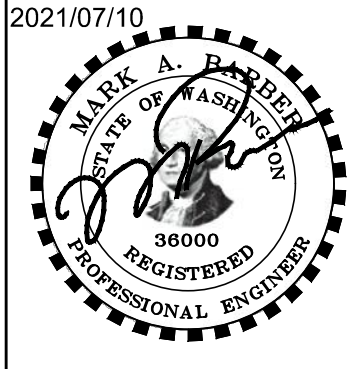
SIGHT DISTANCE SETBACK LINES
SCALE: 1"=10'

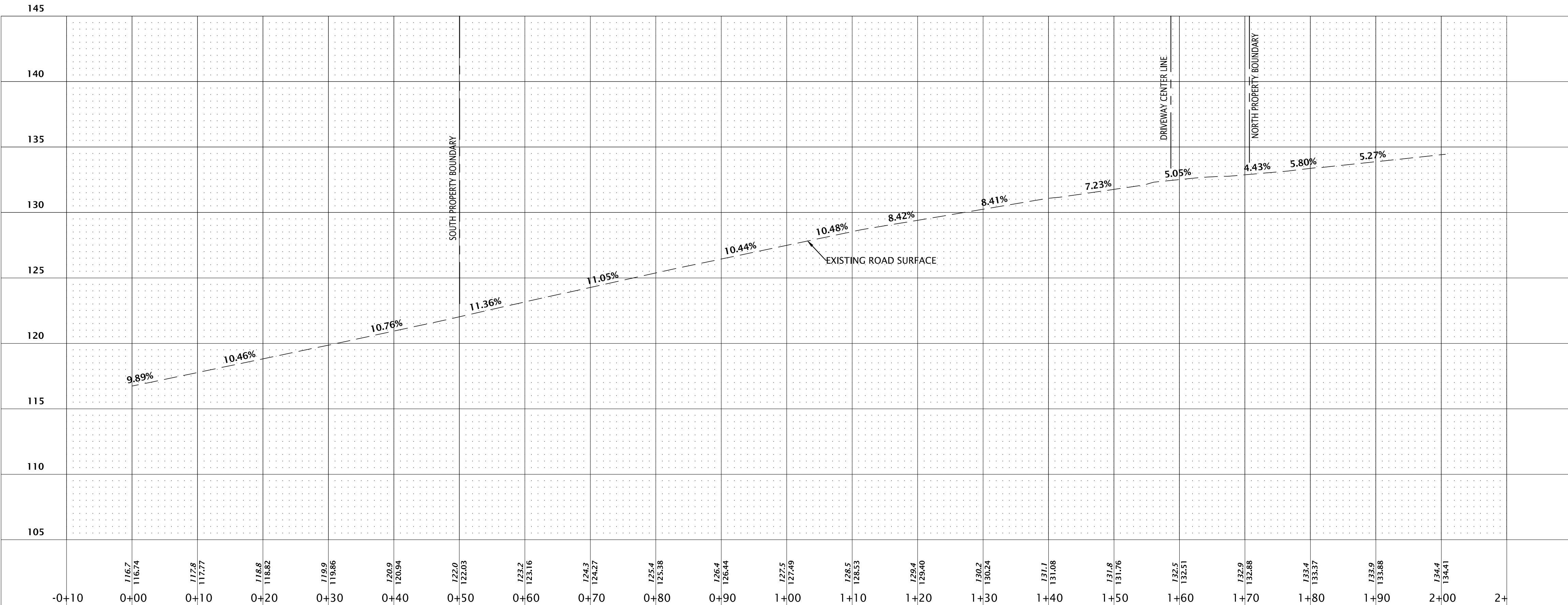
0.15.XU.1 W.
(02/2020)



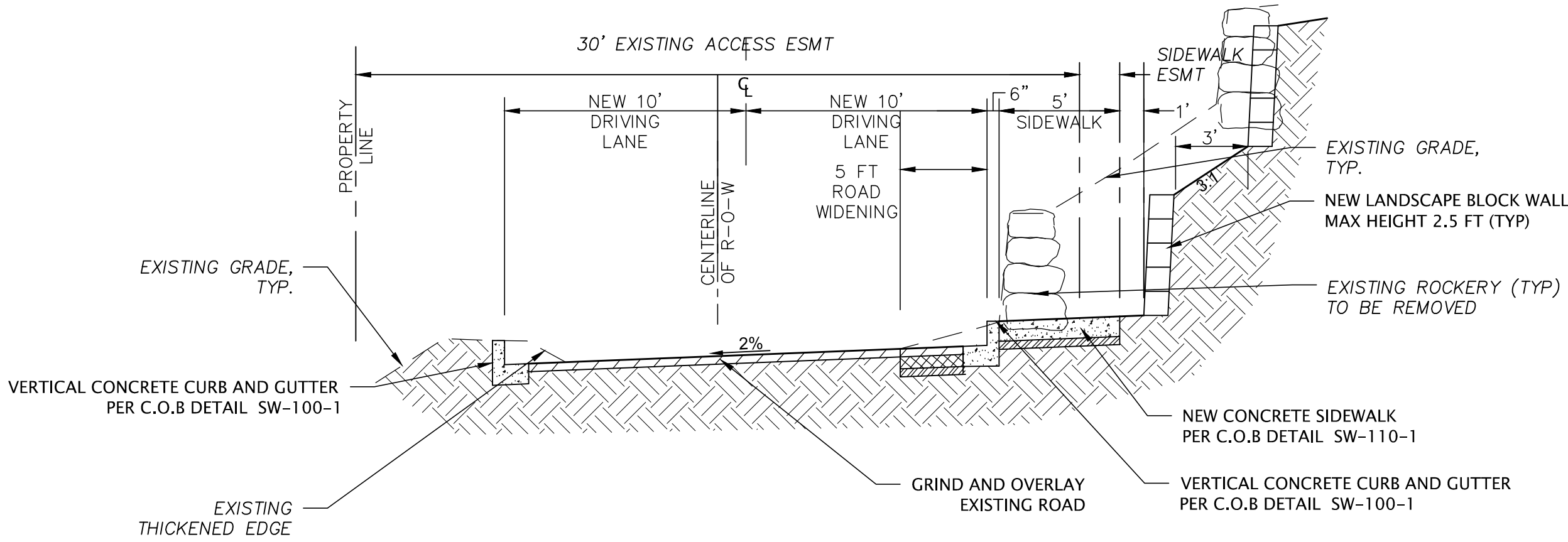
City of
Bellevue

PERMIT NO. 20-123369-LN





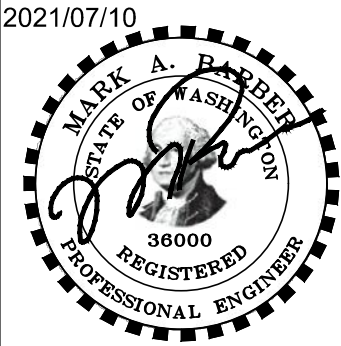
89th AVE NE – EXISTING ROAD
PROFILE
SCALE: 1" = 10' HORIZ.
1" = 5' VERT.



ROAD SECTION
89TH AVE NE
Horz: 1"=5'
Vert: 1"=2.5'



PLOTTED: 2021/07/10 16:57
DRAWN:
APPROVED:



CHAFFEY CUSTOM CONSTRUCTION
89th AVE NE ROAD PROFILE AND SECTION
FOR
CHAFFEY PRELIMINARY SHORT PLAT
1026 89th AVE. NE, CITY OF BELLEVUE
KING COUNTY, WASHINGTON

JOB NO. 20036
SHEET

C-3